



Studley Court, Park Crescent, Southport, PR9 9LJ

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|  Second Floor Apartment |  No Chain |
|  Two Bedrooms |  Beautifully Presented |
|  Grade II Listed Building |  Views over Hesketh Park |

An early inspection is highly recommended of this stunning two bedroom apartment, occupying a second/top floor position in this Grade II listed Victorian detached property in a highly sought after area of Southport.

The gas centrally heated and double glazed accommodation has been comprehensively modernised throughout, briefly comprising: Hall, open plan Living/Dining/Kitchen with feature bay overlooking the park, Bedroom 1 with En-Suite Bathroom, Bedroom 2 and Shower Room.

The property stands in well tended communal grounds with residents car park and is very well placed for accessing the shops and amenities of Southport town centre.

Price: £185,000 Subject to Contract
Viewing: Strictly with the Agents (01704) 500 008



Ground Floor:

Communal Entrance

Intercom controlled entrance door to front, staircase to second floor landing.

Second Floor:

Entrance Hall

Living/Dining/Kitchen - 5.66m x 5m
(18'7" x 16'5")

Bedroom 1 - 4.29m x 3.1m (14'1" x 10'2")

En-Suite Bathroom - 2.31m x 1.65m (7'7" x 5'5")

Bedroom 2 - 5.16m x 1.8m (16'11" x 5'11")

Shower Room - 2.31m x 2.11m (7'7" x 6'11")

Outside:

The property stands in well tended communal grounds with residents car park.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A)

Tenure:

Leasehold for the residue of a term of 999 years from 18.6.1973 - no ground rent payable. Each apartment owner holds a share of the Freehold.

Service Charge:

The current service charge (accurate as of January 2026) amounts to £1320 per annum

Mobile Phone Signal

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

Second Floor
Approx. 68.4 sq. metres (736.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC